

**CURTIN REALTY GROUP**  
**E X C L U S I V E**

**MURRAY HILL 3-4 BR CO-OP DUPLEX WITH HUGE PRIVATE GARDEN**  
**288 Lexington Avenue #LF**



**Listing Price: \$1,795,000**

Maintenance: \$2,183

Beautiful, one-of-a-kind private garden duplex apartment at The Lexington, an award-winning, pet friendly co-op between 36<sup>th</sup> and 37<sup>th</sup> Streets in historic Murray Hill. This 3+bedroom/2Bath duplex with office (or 4<sup>th</sup> bedroom) features an enormous 1000+sf private garden with grass lawn and redwood deck – perfect for pets and parties. Designer eat-in kitchen, dining area, with a real-flame living room fireplace and a beautifully designed, solid oak staircase leading to two bedrooms (or a grand master bedroom/spa suite). This unique home, totally secluded from the hustle and bustle of city life, has a modest monthly maintenance of \$2,183. Live-in super with daytime assistant and uniformed doorman from 4pm-midnight every day of the week. All the joys of townhouse living, but with the comfort and convenience of having a super and doorman.

Broker owned, buyer's brokers welcome.

Also available, option to break through to adjacent garden studio for combined 4-5 Bedroom/3Bath duplex, listing price of \$2,350,000, maintenance \$2,797 and 1400 sf private garden.

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